



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 02/11/2025

PETITION DESCRIPTION

PETITION NUMBER: SPM-2024-02 Master Site Plan Modification – Grove Market (Bank with Drive-Through)

OWNER: Grove Market Courtland LLC, Grove Market Anderson LLC, JBL Humblewood Center LLC, Grove Market SG2020 LLC

AGENT: Kimley-Horn

PCN: 77-40-43-01-01-001-0010

ADDRESS: 5060 Seminole Pratt Whitney Rd. Westlake, FL.

REQUEST: Application of Grove Market Anderson, LLC requesting a Master Site Plan Modification to the previously approved master site plan for the Grove Market shopping plaza development. The applicant proposes the creation of a new outparcel by redeveloping a 0.73-acre portion of the existing parking lot to accommodate a 2,925 square foot Bank with Drive-Through facility within the Grove Market shopping plaza. The subject property is located at 5060 Seminole Pratt Whitney Road, Loxahatchee FL, 33470. *Pursuant to Chapter 8, Section 2 (A) Reduction of Minimum Space Requirements. The applicant is requesting to reduce the overall number of parking space requirements from 395 to 374 parking spaces, and provided a Declaration of Unity of Control for Parking and a Shared Parking Study.*

SUMMARY

The applicant is seeking approval for a Master Site Plan Modification to the previously approved master site plan for the Grove Market shopping plaza development. The proposal involves the creation of a new outparcel by redeveloping a 0.73-acre portion of the existing parking lot to accommodate a 2,925 square foot Bank with Drive-Through use. To make space for the new bank, 48 standard parking spaces will be removed, leaving a total of 374 parking spaces and relocating six (6) Low-Speed Electric Vehicle (LSEV) spaces for the overall development. This application complies with the City Code Chapter 8. Parking regulations. Section 2: Reduction of Minimum Parking Spaces. The applicant has provided a shared parking study, and a Declaration of Unity of Control for Parking in a form acceptable to the City Attorney, as detailed in the enclosed documents.

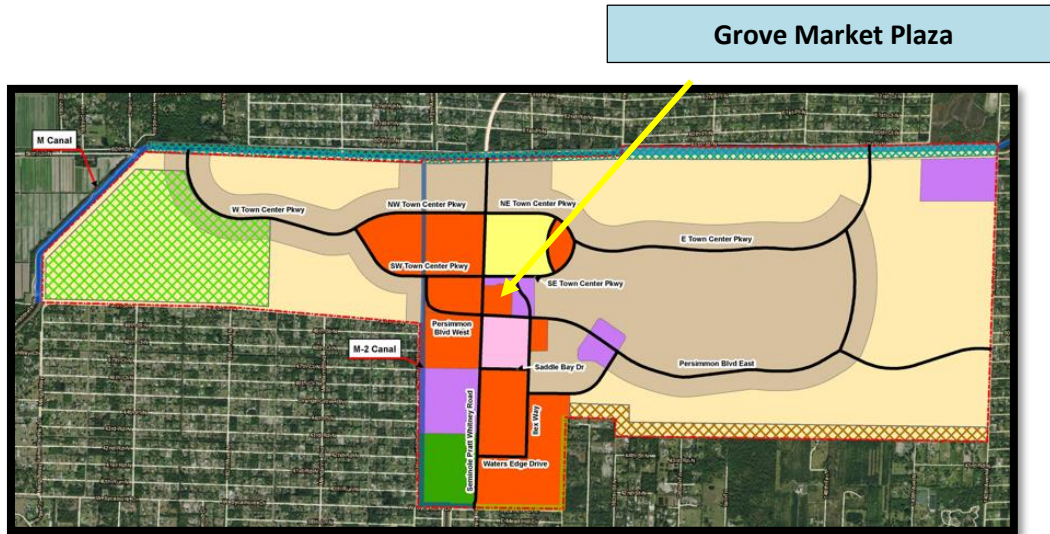
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections to the above referenced application with the following conditions:

1. Applicant shall contribute one percent (1%) of the building's construction cost to the City of Westlake Art Acquisition Fund prior to building permit issuance.
2. Applicant shall execute and record the Declaration of Unity of Control for Parking prior to building permit issuance.

PETITION FACTS

- a. Total Gross Site Area: 9.98 acres (0.73 Bank Outparcel)
- b. Land Use and Zoning
 - Existing Land Use: Commercial
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



BACKGROUND

The Grove Market Shopping Center was built by Stiles Corp in 1999, with the anchor space built to suit for former Winn-Dixie store (currently approved for Aldi). 5060 Loxahatchee Retail, LLC acquired the center in September 2016 and owned it until 2022. In 2022, Grove Market LLC acquired the center and has owned the property since.

- On June 14,2021 the City Council approved a Site Plan Modification (SPM-2021-02) to allow an upgrade to entire architectural façade of the Grove Market Shopping Center.
- On June 14,2021 the City Council approved a Site Plan Modification (SPM-2021-01) to allow an upgrade to the 49,610 square foot Winn-Dixie grocery store, and 2,536 square foot liquor store (total 52,145 sq.ft.) at the Grove Market Shopping Center. The improvements include increasing 1,238 sq.ft. to grocery store floor plan, upgrading the façade and interior modifications to the current vacant grocery store space.
- On August 9,2021, the City Council approved a Master Sign Plan (MSP-2021-05) to allow an upgrading to all wall signs, monument signs and tenant signs of the Grove Market Shopping Center.
- On October 11,2021, the City Council approved Application SPR-2021-08 to upgrade the Grove Market at Westlake site Plan. The applicant included a landscaping plan, improvements to the parking area, the dumpster enclosures, and the covered walking area.
- On September 5, 2023, the City Council approved application SPM-2023-05 to modify the existing Grove Market Outparcel D, to increase the previously approve square footage for Building D from 3,675 square foot to an 8,317 square foot one story building for retail and medical office use.

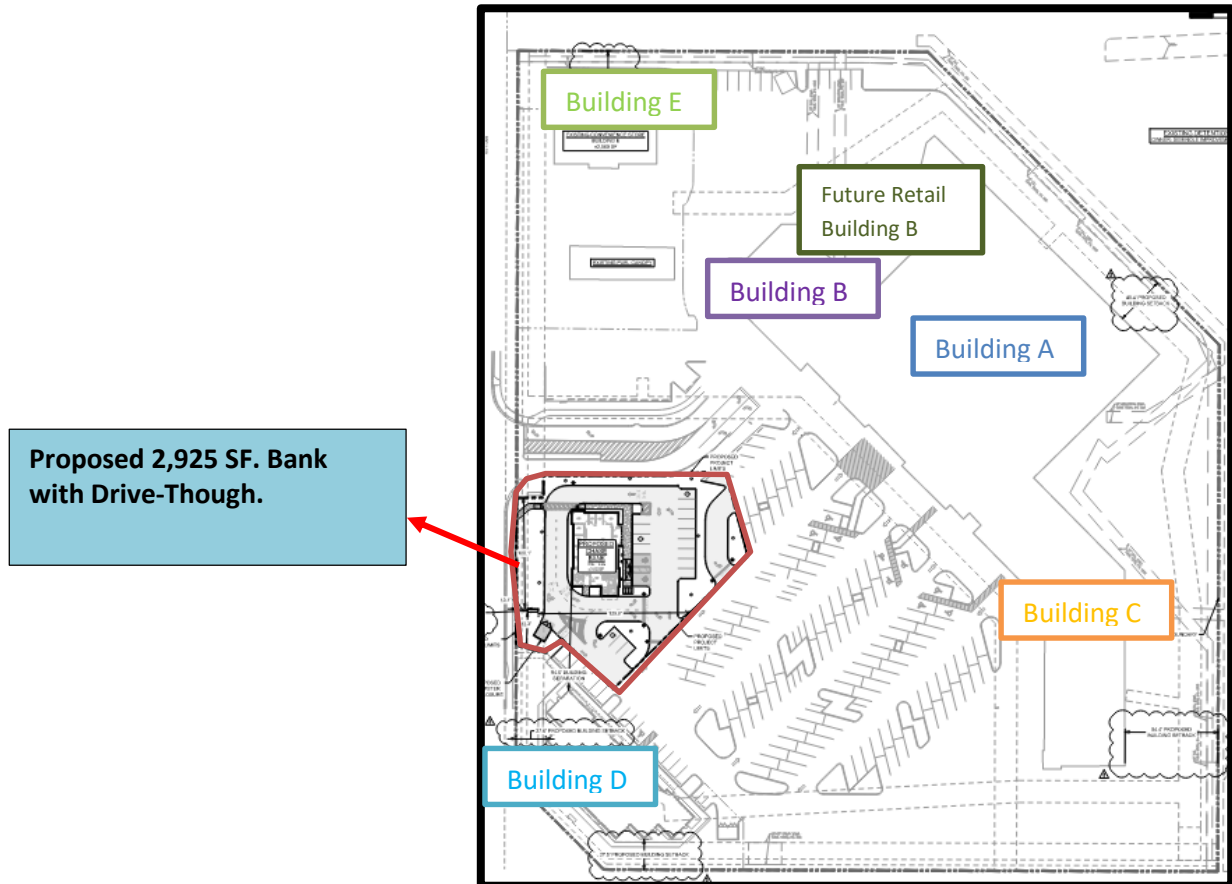
- On December 10, 2024, the City Council approved application SPM-2024-04 to modify the Grove Market shopping plaza building façade to accommodate a new 28,594 square foot grocery store (Aldi) and two (2) unspecified future retail tenants occupying 16,905 square feet and 6,646 square feet.
- On December 10, 2024, the City Council approved application MSP-2024-02 to amendment to the Master Sign Plan of the Grove Market shopping plaza to replace the Win Dixie wall sign with the new Aldi wall sign on the front building elevation.

STAFF ANALYSIS

The applicant proposes a new outparcel by redeveloping a 0.73-acre section of the existing parking lot to accommodate an approximately 2,925-square-foot Bank with Drive-Through use. To accommodate the proposed new Bank with Drive-Through, 48 standard parking spaces will be removed and relocating six (6) LSEV spaces, leaving a total of 374 parking spaces for the Grove Market Shopping Plaza. The proposed redevelopment will include the following structures and site improvements:

1. A one (1) story 2,925 square foot Bank with Drive-Through.
2. Drive-Through with nine (9) queuing spaces.
3. Bicycle Racks (27).
4. Providing a total of 374 vehicle parking spaces for the Grove Market Shopping Plaza.

Site location at Grove Market Plaza



PARKING ANALYSIS

The total number of required parking spaces for the Grove Market Shopping Plaza is 395, while the applicant is providing 374 spaces. Per code requirement, the applicant submitted a parking study that was reviewed by city staff. The subject study determined that the peak parking demand will be 353 spaces at 5:00 PM on a weekday and 374 spaces at 12:00 PM on a weekend. Based on these findings, the 374 parking spaces provided are sufficient to meet the shared parking needs of the shopping plaza. The applicant has also submitted a Declaration of Unity of Control for Parking, which is attached for reference.

The analysis is based on the City Code *Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) Shared Parking:*

A) Shared Parking

(1) The City Council shall as part of an approval of a new or expanded use, new construction, substantial renovation, or alteration or expansion of an existing site, approve the use of shared parking to reduce overall parking requirements. The basis for approval of an application to establish shared parking includes the factors listed below.

(a) Two or more uses located in the same structure, on the same site, or within 1000 feet (measured property line to property line) of each other that possess complementary peak hours of parking usage.

(b) The proposed shared parking areas must be reasonably accessible to all participating uses and shared parking spaces may not be reserved for a particular use or otherwise restricted.

*(c) **Shared parking study.** Preparation, in a professionally accepted manner, of a shared parking study by a qualified professional engineer, architect, or planner. The shared parking study shall be the most recent version based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other professionally accepted methodology.*

*(d) **Legal documentation.** The property owner(s) shall submit an appropriate restrictive covenant or access easement in recordable form acceptable to the City Attorney.*

*(e) **Development order.** Any development order approved by the city council which includes the use of shared parking shall:*

(i) Provide the city a means to readdress the shared parking in the event future parking problems or changes in use occur;

(i) Provide a legal description of the land and structures affected;

(ii) Provide for a term of at least five years;

(iii) Provide a site plan to indicate uses, hours of operation, parking, etc.; and

(iv) Assure the availability of all parking spaces affected by the agreement.

(2) The amount of parking provided pursuant to a shared parking agreement shall not be more than 20% of the required parking.

The following table presents compliance with applicable zoning code:

Zoning District: Mixed Use	REQUIRED BY CODE	PROPOSED	COMMENTS
Front Yard	20ft	27 ft	<i>In compliance</i>
Rear Yard	10ft	45	<i>In compliance</i>
Side Yard	20ft	27 South / 53 North	<i>In compliance</i>
Lot Coverage	50% maximum	21.7%	<i>In compliance</i>
Building Height	Max. Three stories or 35ft	One Story building / 21.6 feet	<i>In compliance</i>
Parking	Shopping Center 1/240 SF (Buildings A, B, C) Bank with Drive-Through 1/300 SF Convenience Store 1/240 SF + 1/pump (Building E) Retail (Building D) (1/240) Total Required: 395	Total Provided: 374 (5.3% of required parking) LSEV: 25	<i>Application is in compliance with the Shared Parking Code. See below analysis.</i>
Sidewalks	Pedestrian walkways must be a minimum of 5ft wide	5' sidewalk	<i>In compliance</i>
Open Space	25% minimum	25%	<i>In compliance</i>

Chapter 8. Parking Regulations. Section 2: Reduction of Minimum Space Requirements (A) provides for Shared Parking provisions. See the following analysis:

No. of Requested Parking Spaces= 395 spaces
 Provided by application = 374 spaces

The City Code allows a maximum of 20% of the total required parking spaces to use shared parking. In this case, a maximum of 79 spaces qualified to be used as shared parking (20% of 395 spaces)

395 required spaces minus (-) 374 provided spaces= 21 Spaces or 5.3 percent. The subject application is in compliance with the City Code since the amount of shared parking is only 5.3% or 21 spaces.

ARCHITECTURE

Design and aesthetics play a crucial role in aligning with the vision and goals of the City of Westlake. The proposed building incorporates architectural features such as stone materials, ensuring a harmonious blend with the surrounding development’s color schemes and overall aesthetic. Additionally, the drive-through is strategically positioned on the side of the building, away from Seminole-Pratt Whitney Road, minimizing visual impact and maintaining the area’s cohesive appearance.

Proposed Architectural Elevations:

North Elevation



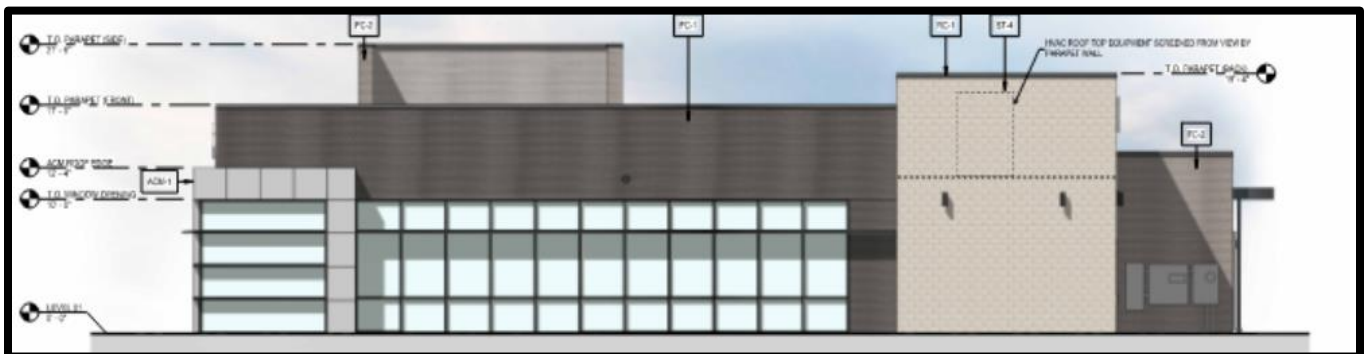
South Elevation



East Elevation



West Elevation



ACCESSWAYS AND CONNECTING SIDEWALKS

The subject application includes an internal pedestrian entrance from Seminole Pratt Whitney Road. Additionally, the site offers two points of vehicular access from the Grove Market Shopping Plaza parking lot.



FIRE SAFETY

The subject application was reviewed by the Palm Beach County Fire Department and provided no objections as shown below.

Review	assigned to	date required	outcome	date completed
Fire Department Review	Wesley Jolin	05/28/2024	No Comments	05/30/2024

LANDSCAPE

The preliminary landscape plan has been reviewed and is in compliance with the City Code. Additional comments and actions might be forthcoming at time of full landscape permit review.

DRAINAGE

The proposed onsite impervious area for the bank is not increasing impervious area in the original permitted design and therefore no improvements are required to the existing stormwater facility.

TRAFFIC

All material traffic comments were addressed. The total trips projected for this application do not exceed the approved trips for Westlake per the Development Order.

FINAL REMARKS

SPM-2024-02 will be heard by the City Council on February 10, 2025. The public hearing was advertised in compliance with the City’s code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.

EXISTING CONDITIONS

